

# Ratio Study Narrative 2023

General Information	
<b>County Name</b>	LaPorte

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Stacey Sweitzer	219-326-6808 (2644)	<a href="mailto:ssweitzer@laporteco.in.gov">ssweitzer@laporteco.in.gov</a>	
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Sales Window	1/1/2022 to 12/31/2022
<b>If more than one year of sales were used, was a time adjustment applied?</b>  Multiple years of sales were not used, therefore no time adjustment needed.	<b>If no, please explain why not.</b>
	<b>If yes, please explain the method used to calculate the adjustment.</b>

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Groupings
<p>Please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market. <b>**Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department**</b></p>
<p>Residential Vacant: Galena, Hudson, and Springfield Townships were combined.            Residential Vacant: Lincoln, Noble, Scipio, Union, and Washington Townships were combined.            Residential Improved: Clinton, Dewey, Johnson, and Prairie Townships were combined.            Commercial Improved: Coolspring and Michigan Townships were combined.            Commercial Improved: Cass, Center, Kankakee, and New Durham Townships were combined.            The townships in all of the groupings are geographically contiguous and experience similar market forces due to location, the types of properties, and the price range of properties sold.</p>

AV Increases/Decreases		
If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.		
Property Type	Townships Impacted	Explanation
<b>Commercial Improved</b>	Johnson (-16.55%)	Reassessment & LCM adjustment
	Union (+41.11%)	New Construction
<b>Commercial Vacant</b>	Cass (+18.28%)	Reassessment
	Kankakee (-11.14%)	Reassessment
	Pleasant (+29.51%)	Reassessment
<b>Industrial Improved</b>	N/A	
<b>Industrial Vacant</b>	N/A	
<b>Residential Improved</b>	Pleasant (+12.98)	Reassessment & New Construction
	Scipio (+10.83%)	Reassessment & New Construction
<b>Residential Vacant</b>	Kankakee (+12.30)	New subdivision development
	Michigan (-18.75%)	Combination of Residential Parcels
	Washington (+18.70)	New subdivision development

Cyclical Reassessment
<p>Please explain which townships were reviewed as part of the current phase of the cyclical reassessment.</p>
<p><b>Commercial:</b> Cass, Clinton, Dewey, Hanna, Prairie, Noble, Union, Johnson, Washington, Lincoln, Pleasant, Scipio, New Durham, Hudson, Kankakee, Wills, Galena.</p>

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**Industrial:** Cass, Clinton, Dewey, Hanna, Prairie, Noble, Union, Johnson, Washington, Lincoln, Pleasant, Scipio, New Durham

**Residential:** Cass, Clinton, Dewey, Hanna, Prairie, Noble, Scipio, Union, Johnson, Washington, Lincoln, Pleasant, New Durham.

**Agricultural:** Cass, Clinton, Dewey, Hanna, Prairie

**Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.**

The Land Order will be presented to PTABOA in 2023.

## **Comments**

**In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor's office, or any other information deemed pertinent.**

There were no Industrial Vacant property sales so no analysis could be done and no changes were made as a result.

There were only four Commercial Vacant property sales so no analysis could be done so no changes were made as a result.

There were only two Industrial Improved property sales so no analysis could be done so no changes were made as a result.